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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









# 303 Piran Point, Perranporth, TR6 0AQ

## Offers invited £7,950

** NEW TO THE MARKET THIS AFTERNOON WITH THE SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT ** "PIRON POINT, PERRANPORTH CORNWALL ** We work and serve the private owners in the marketing of this holiday home ** OFFERS IN THE REGION OF £7,950 ( ALL SENSIBLE CASH FUNDED OFFERS CONSIDERED) This is a fantastic opportunity to purchase this enhanced, improved and refurbished in 2022 (to include a refitted kitchen) THREE BEDROOM "Atlas Sahara " situated on this lovely quiet plot with far reaching views across the sand dunes ** Situated within a short walk to the coastal path to St Agnes and Holywell Bay ** super redeveloped plot with patio area and tarmac parking space ** Fully furnished with home from home highly appointed accommodation sold as seen ** Please contact us on 01395 720022 to book your accompanied viewing ** AVAILABLE NOW WITH NO CHAIN ** www.sarah-dunn.co.uk www.zoopla.co.uk www.primelocation.com

## GENERAL DESCRIPTION



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## HAVEN PERRAN SANDS HOLIDAY PARK





There is much to do at Perran Sands well stocked with various food outlets to include (coming soon ) Slim Chickens and Papa Johns plus the Surf Bay Cafe, fish & chips plus ice cream and a mini market. This family park has activities to suit the whole family plus two heated swimming pools. There is a privately owned beach and surf school and an activity hub for all your sports and leisure activities. The traditional seaside Town of Perranporth is just a short drive away.

## GENERAL LOCATION





Situated in an ideal location for children, ramblers and dog walkers being surrounded by the sand dunes and coastal path to St Agnes and Holywell Bay, The path to the beach and the park's facilities are within 5 - 10 minutes walk. The dunes provide a fun area for children. Situated on the rugged north Cornish coast, Perranporth is approximately eight miles west of Truro and eight miles south of Newquay, located within easy reach of the A30 and all Cornwall's attractions.

## ADDITIONAL INFORMATION

This caravan was purchased by the existing owners in 2006. This means that the caravan is now on a rolling license with the current owners. We are informed that the caravan can remain sited for the life of the caravan subject to complying with the licence. Please contact the Haven Sales office at Perran Sands for more information regarding this lease upon purchase, The new site fees for this pitch are £9,250. We market the caravan on behalf of the existing owners. The land (pitch) that the caravan occupies is owned by the park owners "Haven Holidays" the new license will be the legal responsibility of the new owners and Haven Holidays. Perfect for many family holidays throughout the year. If you are looking to rent out the caravan the letting potential is approximately £1200 per week in the peak season. Owners can stay for 60 days before a 24 hour break. Holiday makers can stay for 28 days before a 24 hour break.

## RE FITTED KITCHEN/DINING ROOM



KITCHEN



LOUNGE



MASTER BEDROOM



MASTER BEDROOM



**EN SUITE CLOAKROOM**



**BEDROOM 3**



**BEDROOM 2**



**FAMILY SHOWER ROOM**



## FAMILY SHOWER ROOM



## FLOORPLAN



## OUTSIDE

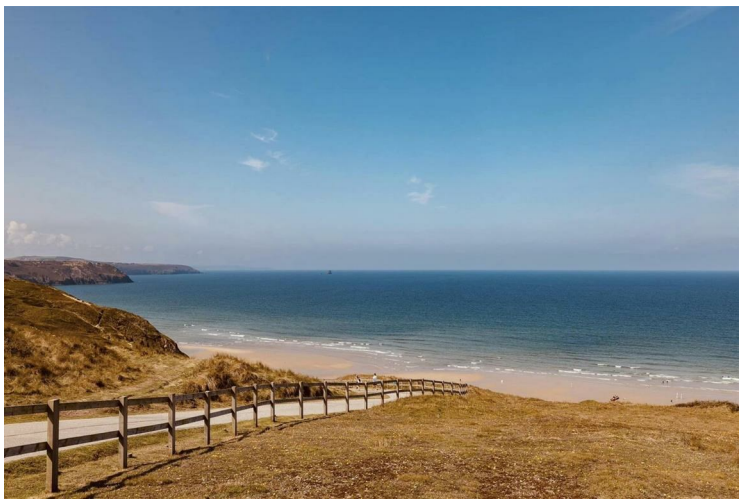


## OUTSIDE





## LOCATION

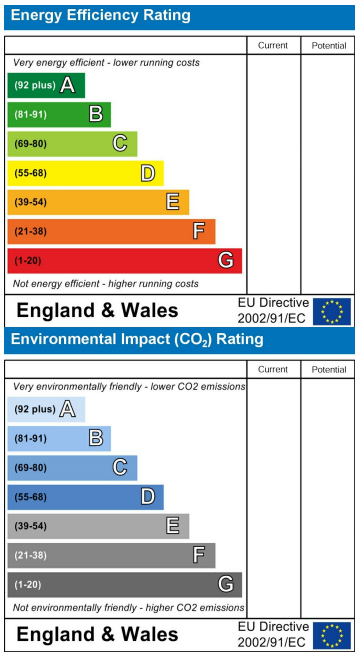


## LOCATION








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